File No. 2141474

# SPECIAL WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Joseph P. Proctor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2015

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: April 13, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 W. Northfield Blvd., Suite 2
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Proctor | Joseph Proctor | 053-12-0-031.00 |
| (NAME) 124 Hamblen Avenue. | (NAME) 508 Cottonwood Creek | |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, it's successors, **Tennessee Housing Development Agency**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Proctor**, HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 and the south one-half of Lot No. 27 of Block "C", on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Co. Property at Old Hickory, Tenn., of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 90 feet on the southwesterly side of Hamblen Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Adam Williams and wife, Megan Williams, by Warranty Deed from Faye E. Hankins, unmarried, of record in Instrument No. 20070731-0090565, Register's Office for Davidson County, Tennessee, dated July 27, 2007, and recorded on July 31, 2007.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from Jessica D. Binkley, Substitute Trustee, of record in Instrument No. 20140520-0043329, Register's Office for Davidson County, Tennessee, dated May 16, 2014, and recorded on May 20, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 124 Hamblen Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150019583 DEEDWARRSP
Recvd: 03/18/15 09:34 2 pgs
Fees: 13.00 Taxes: 331.15

20150318-0023161

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEES that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 13th day of March, 2015.

Tennessee Housing Development Agency

By: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared S. Wlamb. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the SFP Administrator, of Tennessee Housing Development Agency. the within named bargainor, an Tennessee Corporation, and that he/~~she~~ as such representative, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by himself/~~herself~~ as SFP Administrator.

Witness my hand and official seal, this the 13th day of March, 2015.

Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 10, 2018

File #: 2141474
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**1535 WEST NORTHFIELD BLVD. SUITE 2**
**MURFREESBORO, TN 37129**